

1997-98 SESSION
COMMITTEE HEARING
RECORDS

Committee Name:

*Joint Committee on
Finance
(JC-Fi)*

Sample:

- Record of Comm. Proceedings
- 97hrAC-EdR_RCP_pt01a
- 97hrAC-EdR_RCP_pt01b
- 97hrAC-EdR_RCP_pt02

➤ Appointments ... Appt

➤

➤ Clearinghouse Rules ... CRule

➤

➤ Committee Hearings ... CH

➤

➤ Committee Reports ... CR

➤

➤ Executive Sessions ... ES

➤

➤ Hearing Records ... HR

➤

➤ Miscellaneous ... Misc

➤ 97hr_JC-Fi_Misc_pt05f_DPR

➤ Record of Comm. Proceedings ... RCP

➤

Joint Finance

16.515/16.505

14 Day Passive
Reviews

5/14/97 -

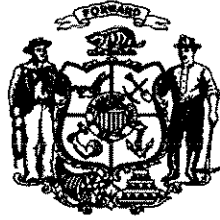
6/30/97

DNR
6/26/97

THE STATE OF WISCONSIN

SENATE CHAIR
BRIAN BURKE

Room 302H
P.O. Box 7882
Madison, WI 53707-7882
Phone: (608) 266-8535



ASSEMBLY CHAIR
SCOTT JENSEN

315-N Capitol
P.O. Box 8952
Madison, WI 53708-8952
Phone: (608) 264-6970

JOINT COMMITTEE ON FINANCE

Friday, June 27, 1997

Secretary George Meyer
Department of Natural Resources
101 S. Webster Street
P.O. Box 7921
Madison, WI 53707-7921

Dear Secretary Meyer:

This letter is to inform you that members of the Joint Committee on Finance have reviewed your request dated June 6, 1997, pursuant to s. 23.0915(4) Stats., concerning the proposed 89.61 acre land purchase from the Henrici Management Corporation.

No objections to this request have been raised. Accordingly, the request has been approved.

Sincerely,

Handwritten signature of Brian Burke in black ink.

BRIAN BURKE
Senate Chair

Handwritten signature of Scott R. Jensen in black ink.

SCOTT R. JENSEN
Assembly Chair

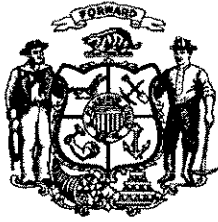
cc: Members, Joint Committee on Finance
Jay Huemmer, Department of Administration
Bob Lang, Legislative Fiscal Bureau

BB:SJ;jt

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JOINT COMMITTEE ON FINANCE

MEMORANDUM

To: Members
Joint Committee on Finance

From: Senator Brian Burke
Representative Scott Jensen
Co-Chairs, Joint Committee on Finance

Date: June 11, 1997

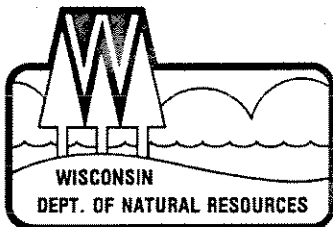
Re: 14 Day Passive Review/Land Purchase

Attached is a copy of a request from Secretary George Meyer regarding a proposed 89.61 acre state land purchase from the Henrici Management Corporation in the amount of \$900,000. This request is pursuant to s. 23.0915(4), Stats., which requires the Department of Natural Resources to notify the Joint Committee on Finance of all stewardship projects in excess of \$250,000.

Please review this item and notify **Senator Burke** or **Representative Jensen** no later than **Thursday, June 26, 1997**, if you have any questions about this request or would like the Committee to meet formally to consider it. If no objections are heard by that date, the request will be approved.

Also, please contact us if you need further information.

BB:SJ;jc

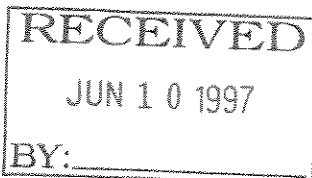


State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary

Box 7921
101 South Webster Street
Madison, Wisconsin 53707-7921
TELEPHONE 608-266-2621
FAX 608-267-3579
TDD 608-267-6897

June 6, 1997



IN REPLY REFER TO: P-1694

Honorable Brian Burke
Member State Senate
LL1 119 MLK Blvd.

Honorable Scott Jensen
Member State Assembly
Room 315 N
CAPITOL

Brian *Scott*
Dear Senator Burke and Representative Jensen:

The Department is notifying you as co-chairs of the Joint Committee on Finance of a proposed 89.61 acre land purchase from the Henrici Management Corporation for \$900,000. This notice is pursuant to s. 23.0915(4), Stats., which requires the Department to notify the Joint Committee on Finance of all Stewardship projects more than \$250,000 in cost. The Natural Resources Board approved the purchase at the May meeting. The land is required for Scenic Protection and Public Recreation for the Mirror Lake State Park. There are sufficient funds appropriated to complete the purchase.

The file number is P-1694 and the land is located in Sauk County. Attached please find a memo and maps describing this transaction. The Department has notified local elected officials and state representatives regarding this transaction and Department staff have answered any questions raised. A public open house regarding this proposal was held recently in the Village of Lake Delton. There was strong local support at that meeting.

I certify that this request for consideration meets all applicable state and federal statutes, rules, regulations, and guidelines. This certification is based upon a thorough and complete analysis of this request.

If you do not notify the Department within 14 working days after this notification that the Committee has scheduled a meeting to review the proposed transaction, the Department will proceed with the approval process. If the Committee has no objections, the Department will forward the proposal to the Governor for his consideration. If you need additional information, please contact David Morehouse at 266-2241. Mr Morehouse is available to answer any questions you may have in this matter.

Thank you for this consideration.

Sincerely,

George
George E. Meyer
Secretary

cc: Legislative Fiscal Bureau

CORRESPONDENCE/MEMORANDUM

State of Wisconsin

DATE: June 6, 1997

FILE REF: P-1694

TO: Governor Thompson

FROM: George E. Meyer *George*SUBJECT: Proposed Land Acquisition, Henrici Management Corporation Tract,
File # P-1694, Option Expires August 15, 19971. PARCEL DESCRIPTION:Mirror Lake State Park
Sauk CountyGrantor:Henrici Management Corporation
Richard A. Seal, President
3100 Lake Mendota Drive # 204
Madison, WI 53705Acres: 89.61 in feePrice: \$900,000Appraised Value: \$1,055,000 (Scott); \$750,000 (Solum)Interest: Purchase in feeImprovements: Three cottages and a small shedLocation: The tract is located along I90-94 just southwest of Lake
Delton.Land Description: The land is gently rolling to hilly with some steep
slopes. There are 2,425 feet of frontage on Mirror
Lake.Covertypes Breakdown:

<u>Type</u>	<u>Acreage</u>
Wooded Upland	53.61
Grasslands	30.00
Submerged Lands	<u>6.00</u>
TOTAL	89.61

Zoning: AgriculturalPresent Use: Commercial propertyProposed Use: Public recreation and scenic protectionTenure: 16 YearsProperty Taxes: \$8,294.92Option Date: March 14, 1997

2. JUSTIFICATION:

The 89.61-acre Henrici Management Corporation parcel is being purchased to provide land for public recreation, to consolidate state ownership, and prevent incompatible land uses within Mirror Lake State Park.

Mirror Lake State Park is located in south central Wisconsin 2 miles southwest of the Wisconsin Dells - Lake Delton Area. The park was established in 1962 to provide recreational opportunities on land surrounding Mirror Lake in the heart of the Dells area. The park is managed for a variety of recreational uses including picnicking, swimming, hiking, nature study, fishing, hunting, boating, camping, and cross-country skiing.

The Department proposes to make two revisions in the Mirror Lake State Park boundary to effect the transaction. The changes include the addition of 89.61 acres (the Ishnala property) and the deletion of 39.66 acres of state-owned land at a different location on the north side of the park. Of the lands to be added, 89.61 acres are now in private fee title ownership and proposed for state purchase. 4.6 acres will remain in private fee title ownership. That portion includes the restaurant.

The impact of these changes would result in a net increase of the Mirror Lake State Park land acquisition acreage goal of 54.55 acres.

A review of the entire Mirror Lake State Park boundary will occur during the preparation of a master plan for the property. It is anticipated that master planning of the property should be completed in 1999. However, a limited boundary change is needed at this time.

Mirror Lake State Park is and has been one of the more desirable destinations in the Wisconsin state park system for many years and has long had the reputation in the type of user it attracts as a peaceful and popular family setting. One of the primary reasons for the park's success and popularity is the fact that users are able to recreate in a peaceful sylvan setting and yet have easy access to the many diverse and more intensive recreation opportunities afforded in the Wisconsin Dells-Lake Delton area. As this type of more intensive recreation continues to expand, the important contrast offered by Mirror Lake State Park becomes more significant to the park user and area residents alike.

With the proposal to add the Ishnala property to the park boundary, the desired recreational experience would be kept permanently intact by the separation and buffer created by Interstate 90-94. A substantial amount of the land within the Ishnala property also offers diverse and significant natural scenic beauty and value. The Department is in the best position to provide for the long term stewardship of lands within the proposal.

A major concern is that development, which may be in sharp contrast to the type of recreational setting found at Mirror Lake, could occur with land use changes on the Ishnala site, thus altering the desired peaceful experience of the park user. The physical relationship of the two ownerships is intimate and fragile and is separated only by a narrow gorge. It is conceivable that a scenario could develop where park users could be recreating only a few hundred feet from noisy, intense and disruptive development and uses.

The Department also proposes to dispose of 39.66 acres of excess state ownership at another location. These lands are cut off by public roads from the rest of the Mirror Lake ownership, creating a barrier to effective management, and do not enter into future plans for the state park.

Through the addition of the Ishnala property to Mirror Lake State Park, the many positive, high quality, long term and generally natural and quiet user associated experiences will be maintained and enhanced. The deletion of little used and excess lands will improve the efficiency of park operations while not detracting from the broader recreational needs.

- * The state park is able to extend its popular hiking and cross-country ski trails, providing a broader range of difficulty presently not found in the park.
 - * There is an increased ability to interpret more of the area's ecosystem as the Ishnala property contains a hemlock community not found in the park.
 - * The acquisition secures a quality experience and environment for the adjoining campsites, the Echo Rock Trail and lake users.
 - * All of the Lake Delton-Wisconsin Dells area benefits from the enlarged green space.
- The cultural, historical and natural values of the property are preserved.

The overall management of Mirror Lake State Park will not change because of this action. Camping and day use activities will continue in the park. The Department will, however, be examining broader recreational and resource management goals as it prepares a master plan for Mirror Lake State Park and the Dell Creek Wildlife Area. This plan should be completed in calendar 1999. Future uses for the Ishnala property will be considered in this planning process. These uses, probably hiking and cross-country skiing, and general nature interpretation and education, are expected to be low impact and passive in nature. No camping is planned for the property. Three older cottages and a small metal shed on the property will be acquired. Two of these will be sold for salvage or raised. The sites will be restored to a natural condition. A third cabin will be retained for use as a warming shelter for cross-country skiers.

Approximately 4.6 acres on which the restaurant is located is not a part of the fee title acquisition. This will enable a private individual to own and operate the restaurant with room to accommodate a modest expansion if ever needed and allow the popular business to continue at this location.

Purchase is recommended to provide public access to the land for public recreation, to consolidate state ownership, and prevent incompatible private development.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted	Balance after
to program:	proposed
	transaction:
\$2,827,918	\$95,320

4. ACQUISITION STATUS OF THE MIRROR LAKE STATE PARK:

Established: 1962
Acres Purchased to Date: 2,064.19
Acquisition Goal: 2,184.00 Acres
Percent Complete: 94.5%
Cost to Date: \$2,621,670

5. APPRAISAL:

- A. Appraiser: Garth Scott (Private Appraiser)
Valuation Date: December 14, 1996
Appraised Value: \$1,055,000
Highest and Best Use: Residential development
- B. Appraiser: Craig Solum (Private appraiser)
Valuation Date: January 22, 1997
Appraised Value: \$750,000
Highest and Best Use: Residential and Commercial Development

APPRAISALS AND NEGOTIATED AGREEMENT PRICE ALLOCATIONS

FEE TITLE

Garth Scott	\$1,055,000	Approved Report (Land - \$961,515) (Improvements - \$93,485)
Craig Solum	\$ 750,000	(Land - \$698,000) (Improvements - \$52,000)
Midpoint	\$ 902,500	(Land - \$829,758) (Improvements - \$72,742)
<u>Option Price</u>	\$ 900,000	<u>(Land - \$828,000)</u> <u>Improvements - \$72,000)</u>

Appraisal Review: Ron Olson - January 31, 1997

RECOMMENDED:

David C. Morehouse
David C. Morehouse

6-6-97
Date

Rick Henniger
Bureau of Legal Services

6-6-97
Date

Steven W. Miller
Steven W. Miller

6-6-97
Date

RES:am

ISHNALA

WATER FRONTAGE:

FEE TITLE

- * 1500 feet on Mirror Lake
- * 300 feet on Echo Bay - Mirror Lake

STATE PARK FRONTAGE:

- * 3400 feet

INTERSTATE 90-94 FRONTAGE:

- * 3000 FEET

LAND:

FEE TITLE - 89.61 acres m/l

- * 53.61 acres of mixed white pine, red pine and hardwoods
- * 30 acres of open grassland
- * 6 acres of submerged land

MIRROR LAKE STATE PARK LIMITED BOUNDARY ANALYSIS SUMMARY

The Department proposes two revisions to the Mirror Lake State Park boundary. These include the addition of the adjacent 89.61 acre "Ishnala" property and the elimination of 39.66 acres of surplus land from the boundary. The park is located southwest of Lake Delton and adjacent to Interstate 90&94. The proposed acquisition area is triangular shaped and is bounded by the Interstate, existing state park lands and Mirror Lake (see attached map).

The proposed acquisition of the Ishnala property includes 1500 feet of shoreline on Mirror Lake, and 300 feet of shoreline on Echo Bay. The Ishnala restaurant would continue to be operated as a private business.

The cost for acquiring the property is estimated to be \$900,000. Estimated value of the 39.66 acre parcel that is proposed for removal from the boundary is \$90,000. Aids in lieu of taxes are estimated to result in a net yearly increase of \$23,400 after the purchase and sale of these properties.

The land proposed for acquisition is adjacent to the park and is mostly undeveloped except for buildings associated with the Ishnala restaurant operation and three outlying cabins. Acquisition of this land by the DNR will assure long term protection of the shoreline and prevent incompatible development of the property that could detract from recreational enjoyment of the area. This adjacent area would become available to park visitors for passive recreational purposes and would afford opportunities for expansion of the park's skiing and hiking trails. The terrain in this area is more rolling than in the park which provides the potential for more challenging trails. In addition, the scenic beauty and natural features of the Ishnala property will provide a more diverse opportunity for nature appreciation than is available within the existing state park. The property also contains a hemlock community that is not found in the park.

If this property is not acquired by the Department there is strong concern that development could occur that would severely impact the quiet recreational experience that currently exists in this portion of the park. Since this property is immediately adjacent to the park, any incompatible developments could be very disruptive to recreational users only a few hundred feet away.

Protection of scenic and aesthetic values will be an important component of management activities. Maintaining and enhancing the opportunities for quiet user experiences will also be an important consideration in developing public use options.

The land proposed for deletion from the boundary is located on the north side of the park and separated from the rest of the park by a town road. This property

does not contain significant features, and does not readily offer any possibilities for expanding future public uses. Because of the strong public sentiment supporting green space in the area, the Department will retain a scenic easement on the southerly end of this property adjacent to the park.

This property will be managed as part of Mirror Lake State Park. Uses will most likely be limited to passive recreation such as hiking, cross country skiing and nature appreciation. No camping will be provided.

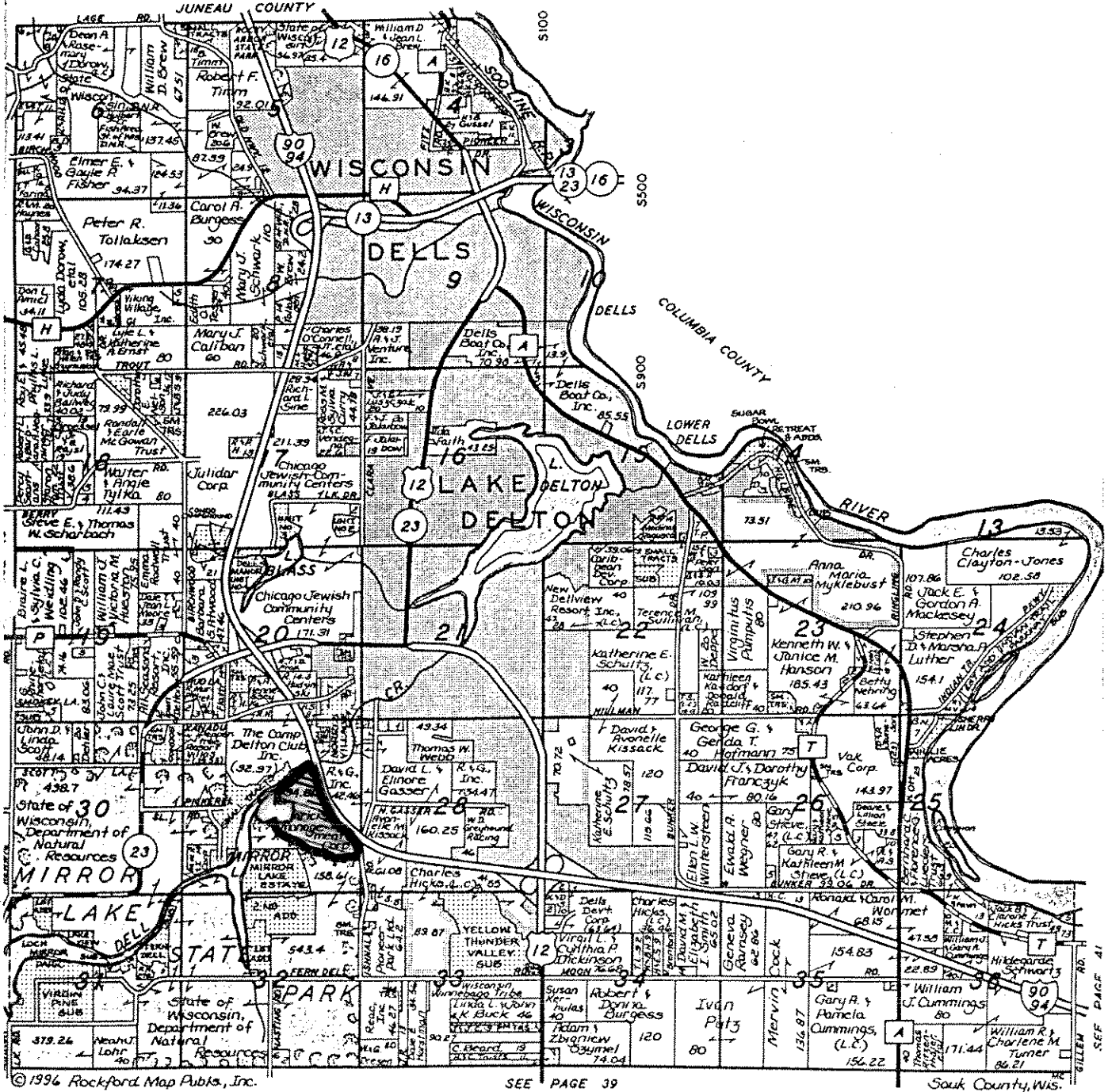
The Department will evaluate resource management and recreational goals for this property as part of the master plan for Mirror Lake State Park and Dell Creek Wildlife Area. Specific management activities will be evaluated and selected through the master planning process and will be outlined in the final master plan. Public input will solicited throughout the planning process.

Significant public involvement was sought regarding this boundary proposal. Adjacent landowners were contacted by letter. Personal contacts and letters of invitation to attend a public open house were made with the Town of Delton, Village of Lake Delton, City of Wisconsin Dells and Sauk County. A public open house was held in the Village of Lake Delton which was attended by approximately 50 people. Public support for the boundary revisions is very strong, evidenced by letters received and comments at the public open house. Some concerns were noted with the elimination of the 39.66 acre parcel from the existing boundary.



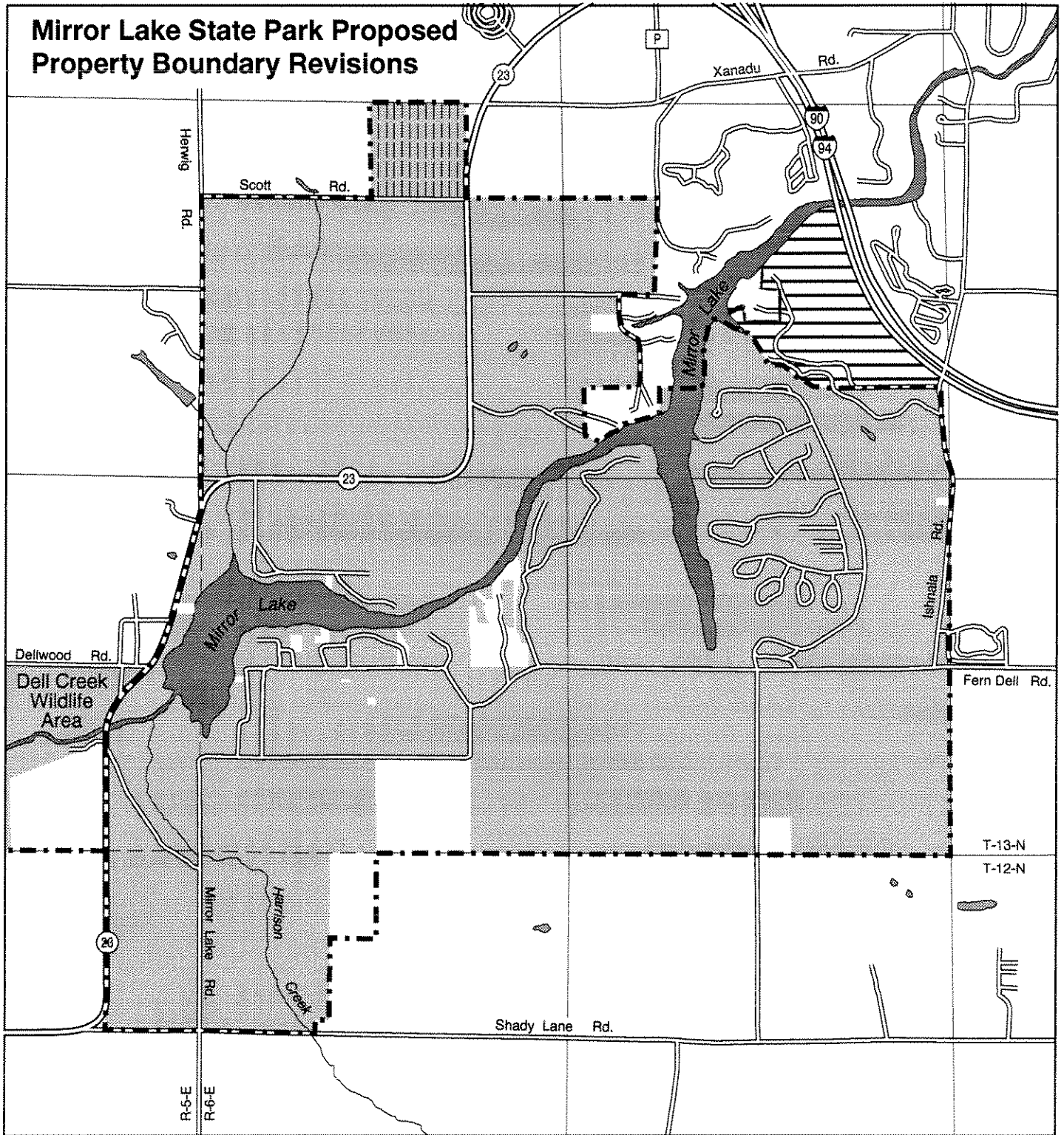
NORTH
PART DELTON

T.13N.-R.6E.



1700 E10100 E10500 E10900 E11300 E11700 E12100

Mirror Lake State Park Proposed Property Boundary Revisions



LEGEND

- Existing Boundary
- ▨ Proposed Fee Acquisition
- ▤ To Be Deleted from Project
- State Ownership

